



# City of Carmel

## Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, April 26, 2004

**Time:** 7:00 P.M.  
**Place:** Council Chambers (Second Floor)  
Carmel City Hall  
One Civic Square  
Carmel, IN 46032

**An Executive Session of the Board will be held at immediately after the BZA Meeting to discuss pending litigation as authorized under the Open Door Law.**

### AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. Public Hearing.

**1h. Carmel Science & Technology Park, Lots 11B & 11C:  
Congressional Flex Space (V-132-03/ #03120025)**

The applicant seeks the following development standards variance:

**Docket No. V-132-03 #03120025** Ch. 20D.04.06 front landscaped yard

The site is located at southwest 122<sup>nd</sup> Street & Congressional Blvd.

The site is zoned M-3/Manufacturing. Filed by Mila Slepaya of Mid-States Engineering.

**2-6h. (#04020014 V-04020018 V) Mike's Express Carwash**

The applicant seeks approval of the following development standards variances:

**Docket No. 04020014 V** Ch.25.07.02-08 Carmel Dr. ground sign height

**Docket No. 04020015 V** Ch.25.07.02-08 Range Line Rd. ground sign height

**Docket No. 04020016 V** Ch.25.07.05 number of menu signs

**Docket No. 04020017 V** Ch.25.07.05 menu sign on a non-fast food property

**Docket No. 04020018 V** Ch.25.07.05 menu sign square footage

The site is located at 1250 S Range Line Rd. The site is zoned I-1/ Industrial.

Filed by Charlie Frankenberger of Nelson & Frankenberger.

**7-12h. (#04020020 UV through #04020025 V) Main & Guilford Plaza**

The applicant seeks the following use variance approval:

**Docket No. 04020020 UV** Ch. 20G.05.04.A.4 permitted uses

The applicant also seeks approval of the following development standards variances:

**Docket No. 04020021 V** Ch.20G.05.04B(2)(a) front setback

**Docket No. 04020022 V** Ch.20G.05.04B(3)(a) building footprint

**Docket No. 04020023 V** Ch.20G.04.06 landscape requirements

**Docket No. 04020024 V** Ch.25.07.02-09 number of signs per tenant

**Docket No. 04020025 V** Ch.25.07.01-02 multi-level ground floor bldg  
The site is located at the southwest corner of Main Street and Guilford Rd.  
The site is zoned OM/MF-Old Meridian District, Multi-family Zone (pending OM/MU rezoning). Filed by Joseph Calderon of Ice Miller for Main & Guilford Plaza, LLC.

**13h. Woodland Springs, Sec 2, lot 138: King Residence**

The applicant seeks approval of the following development standards variance:

**Docket No. 04030019 V** Ch.25.02.02 residential fence height

The site is located at 11208 Rolling Springs Drive.

The site is zoned R-1/Residence and is within the US 431 Overlay Zone.

Filed by Carl King & Deborah Mason King.

**14-15h. Earl and Bertha Harvey's Subdivision, Lot 2 (Lot 2B)**

The applicant seeks approval of the following development standards variances:

**Docket No. 04030020 V** Ch.7.04.02 lot area

**Docket No. 04030021 V** Ch.7.04.03 lot width

The site is located northwest of Westfield Boulevard and E. 110th St. The site is zoned R-1/Residence. Filed by Dave Barnes of Weihe Engineers for Mr. & Mrs. Monson.

**16h. Spring Lake Estates, Lot 38: Townsend Residence**

The applicant seeks approval of the following development standards variance:

**Docket No. 04030022 V** Ch.6.04.03.A front yard setback

The site is located at 399 Mallard Court. The site is zoned S-2/Residence.

Filed by Jay Gibson of CDG Consulting, Inc.

**17h. WITHDRAWN ~~Waterwood of Carmel, Sec 2, lot 47: Collins Residence~~**

~~The applicant seeks approval of the following development standards variance:~~

~~**Docket No. 04030023 V** Ch.26.02.19.D platted building setback line~~

~~The site is located at 11190 Ruckle Street. The site is zoned R-1/Residence.~~

~~Filed by Doug Herold of Kevin M Armour Construction.~~

**18-19h. Merchants' Square: The Party Tree**

The applicant seeks approval of the following development standards variances:

**Docket No. 04030024 V** Ch.25.07.01-04.f banners-prohibited signs

**Docket No. 04030025 V** Ch.25.07.02-12.B.1 number- illuminated window signs

The site is located at 2160 E 116th Street. The site is zoned B-8/Business.

Filed by Terry Holland of The Party Tree.

**I. Old Business.**

**J. New Business.**

**K. Adjourn.**